

MANOR STREET REGENERATION

CABINET 14TH MAY 2018



INVESTING IN  OUR FUTURE


Mid Essex
Clinical Commissioning Group



POTTER
RAPER
PARTNERSHIP

RPS


Braintree
District Council

INTRODUCTION

Cllr Tom Cunningham, Portfolio Holder for Economic Development and Regeneration

Attendees from the Council's Professional Team:

NAME	ORGANISATION	RESPONSIBILITY
Jon Hayden, Corporate Director	Braintree District Council	Project Sponsor
Andrew Hull, Head of Projects	Braintree District Council	Project Lead
Adam Firth, Projects Director	AHR Global Architect	Lead Designer
Michael Morter, Associate	Potter Raper Partnership	Cost Consultant & Employer's Agent
Peter Tanner, Senior Planning	RPS Planning & Development	Planning Consultants
Caroline Russell, Accountable Officer	Mid-Essex CCG	Healthcare Lead

PROJECT SUMMARY

Jon Hayden, Corporate Director

In July 2016, the Cabinet approved proposals for the Council to directly deliver the redevelopment of its land at Manor Street, providing an opportunity to make the maximum possible impact on Corporate Strategy objectives:

OBJECTIVE

IMPACT

A sustainable environment and a great place to live, work and play

- Efficient, modern buildings
- Renewable technologies
- Enhanced public realm

A well-connected and growing District with high-quality homes and infrastructure

- Improved bus interchange, with increased capacity
- New mixed-tenure homes

A prosperous District that attracts business growth and provides high-quality employment opportunities

- New retail and café provision
- New 70-bed hotel to support the District's business and tourism offers

Residents live well in healthy and resilient communities where residents feel supported

- Large, modern primary Healthcare Facility

A high performing organisation that delivers excellent value for money

- Increased income in the long-term

COMPARISON WITH DEVELOPER PROPOSALS

DEVELOPER-LED SCHEME

Healthcare Facility

Pharmacy

Bus Interchange (Five bays)

Parking (186 spaces)

Enhanced Public Realm

Four Retail Units

Gross Internal Area: 2,785m²

COUNCIL-LED SCHEME

Healthcare Facility

Pharmacy

Bus Interchange (Nine bays)

Parking (110 spaces)

Enhanced Public Realm

Two Retail Units

Enhanced Public Realm

35 New Homes

Hotel (70 Rooms)

Gross Internal Area: 7,725m²

ROBUST MARKET ENGAGEMENT

PROPOSED END USE	ENGAGEMENT
Healthcare Facility	Size and specification of Healthcare Facility planned in conjunction with NHS-England and Mid-Essex CCG
Pharmacy	Commercial agent-led negotiations with licenced local operators
Hotel	Commercial agent-led negotiations with national operator
New Homes	Demand confirmed by specialist development consultant and validated by local agents
Bus Interchange	Full design input of specialist transport consultants to ensure capacity to cope with expected population growth
Café/Retail	Expressions of interest received from local operators

PROPOSED END USE SUMMARY

USE	STATUS
Healthcare Facility	<ul style="list-style-type: none">• Circa 1,500m² (gross internal floor area) of primary healthcare space• The Council is working in close partnership with MECCG and NHS-England to shape the precise services to be provided at the new facility• 20-year lease
Pharmacy	<ul style="list-style-type: none">• Complementary to the Healthcare Facility• 20-year lease
Hotel (70 bed)	<ul style="list-style-type: none">• National operator has Board approval for the project• 25-year lease
New Homes	<ul style="list-style-type: none">• 35 apartments• 30% affordable housing
Bus Interchange	<ul style="list-style-type: none">• Nine stands (currently five stands)• New shelters, seating, signage

PROPOSED END USE SUMMARY

USE	STATUS
Public Realm	<ul style="list-style-type: none">• Shared design language with wider Town Centre Vision
Car Parking (110 spaces)	<ul style="list-style-type: none">• Allocation of spaces in-line with lease conditions, marketing and operational requirements
Café/Retail Units	<ul style="list-style-type: none">• Expressions of interest received from operators, detailed negotiations underway
Retail Unit	<ul style="list-style-type: none">• Intention to use as sales and marketing units and then let on commercial terms. No income assumed
Taxi Rank	<ul style="list-style-type: none">• Outside of Council's site• No intention to move current rank
Public Conveniences	<ul style="list-style-type: none">• Proposals do not include WCs.• Council is exploring other means of provision to ensure adequate toilets (including disabled and baby-change facilities) are available to the public in the Town Centre, in close proximity to the scheme

HEALTHCARE FACILITY

**Caroline Russell,
Accountable Officer,
Mid-Essex CCG**

Our out-of-hospital strategy envisages local communities of 30k+ populations served by strong GP services and locally deployed community Multi-Disciplinary Teams:



HEALTHCARE FACILITY

- In some localities, such as Braintree, these teams will have a physical building at their heart. These buildings will house health services that will benefit the local community
- These services may include additional GP services (diabetic clinics or respiratory clinics), therapy services (such as physiotherapy), a range of hospital outpatient appointments (e.g. rheumatology), some diagnostic services (e.g. ultrasound), community mental health services and other health and well being services e.g. smoking cessation
- MECCG refer to these facilities as 'Livewell Hubs' and we envisage Manor Street becoming the Livewell hub for a Braintree population of c. 60k people. You could say it will become a 'one stop shop' for health in Braintree

PLANNING CONTEXT

Peter Tanner, RPS Planning & Development

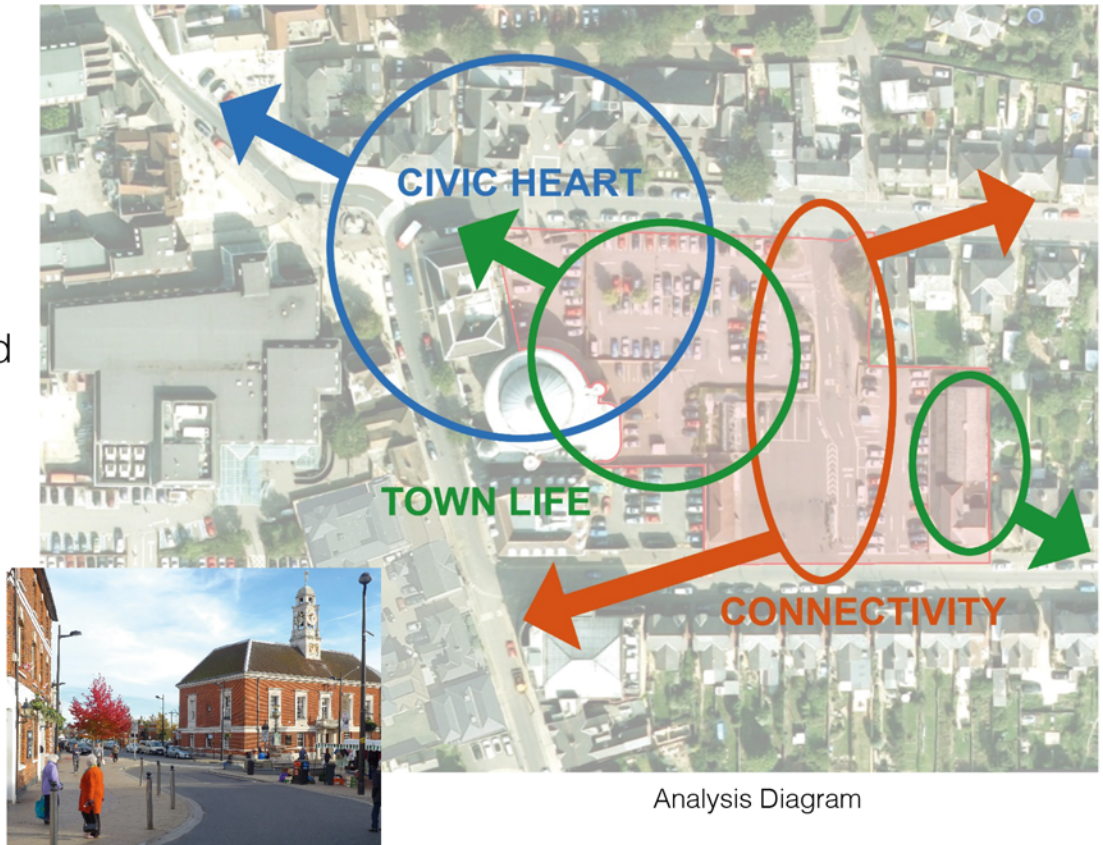
- The proposed development is consistent with all relevant existing and emerging planning policy
- The scheme will maximise housing delivery on the site to contribute to the District's overall housing targets
- The development provides 30% on-site affordable housing provision
- The scheme provides a mix of uses, including a Healthcare Facility and commercial uses on the ground floor to provide an active frontage
- The design parameters of the scheme have been set predominately by the surrounding townscape of the site given its Town Centre location and key heritage considerations
- There has been close liaison with Essex County Council to ensure the replacement bus interchange provides suitable service and capacity
- Community involvement and feedback has formed a major part of the development and evolution of the scheme
- The scheme has considered key sustainability measures to ensure suitable on-site energy production

SITE ANALYSIS SUMMARY

**Adam Firth, Projects Director,
AHR Global Architects**

There are strong opportunities:

- A new civic heart will expand the town centre
- The negative visual impact of surface parking can be removed
- New residents and visitors will increase positive activity levels
- An improved bus facility will encourage visits and support transport sustainability
- High quality public realm will enhance the urban character
- Potential to improve the heritage setting



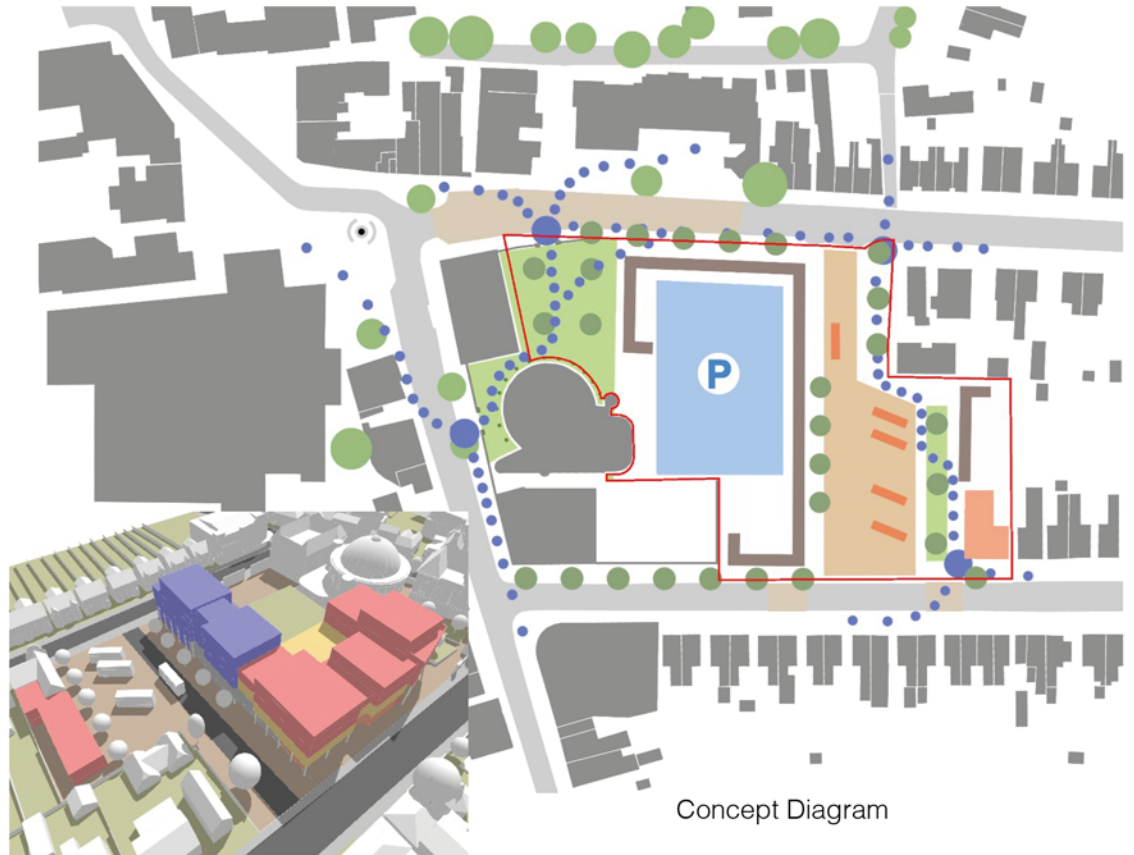
Key view from Market Square

Analysis Diagram

SITE CAPACITY

The concept brings together a complex mix of uses:

- New 15,000 ft² health facility
- 70 Bedroom Hotel
- Modern bus station
- 35 high quality new homes
- A restaurant, pharmacy and flexible commercial space
- 110 secure parking spaces utilising site level change
- A new Town Hall Garden
- A step-change in public realm quality



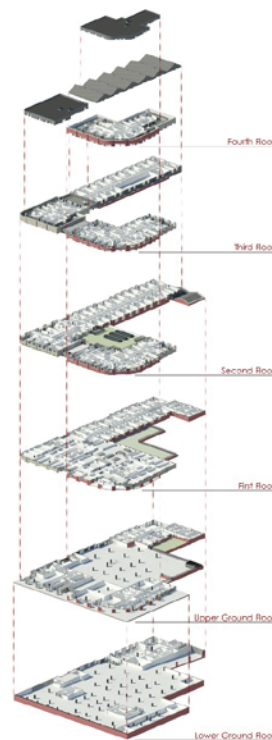
Capacity Testing Model

Concept Diagram

DESIGN SOLUTION AND RATIONALE

A careful balance has been achieved:

- High profile entrances and active frontages with strong relationship to the new garden
- Sensitive architectural response to surrounding Heritage
- Mix of uses unified into contextually appropriate built form
- New homes with private balconies and terraces
- Coherent and consistent landscaping approach
- Parking accommodated discreetly
- Integral sustainability measures



First Floor
Main Building Layout

View From Manor Street

BUILD COST ESTIMATE

Michael Morter, Associate, Potter Raper Partnership

Elemental Cost Plan	<p>Based on:</p> <ul style="list-style-type: none">• A detailed elemental breakdown of all scheme tenures• Stage 3 Developed Drawings• Approximate quantity measures and rates• Actual costs used where these are confirmed
Scope	<p>Costs include:</p> <ul style="list-style-type: none">• Demolition of existing car parking facilities, three existing buildings, bus interchange• A new mixed-tenure development as detailed earlier• New landscaping to create public realm• Relocation and upgrading of electrical substation
Assumptions	<ul style="list-style-type: none">• Costs do not include any allowance for build cost inflation• Works to be undertaken by a single main contractor• Design and build contract• Single construction phase
Provisional Allowances	<p>Current allowances covering:</p> <ul style="list-style-type: none">• Contaminated land• Existing roadway constraints• Asbestos removal

FUNDING AND FINANCIAL IMPACT

Scheme Funding

- District Investment Strategy funds (in addition to £3.000m previously approved)
- Prudential Borrowing (in addition to £8.555m already approved)
- Sales Receipts from new homes

Financial Impact

- Modelling undertaken by Finance
- Based on build cost estimate and actual/estimated on-costs
- Income levels based on lease terms or agent advice
- Includes assumed opportunity costs (loss of parking income, reduced Town Hall income)
- Demonstrates positive impact on general fund revenue in the long-term

RISK

General Approach	<ul style="list-style-type: none">• Identification of all conceivable risks with the potential to affect time, cost, quality• Mitigation measures noted against each item
Risk Register	<ul style="list-style-type: none">• Items and mitigation measures recorded on detailed Risk Register• 'Living' document under continual Professional Team review
Risk Rating	<ul style="list-style-type: none">• Each risk is scored on a 0-5 scale• Scoring considers probability and impact• Produces a low, medium, high rating
Risk Mitigation to Date	<ul style="list-style-type: none">• Site due diligence<ul style="list-style-type: none">- e.g. topographical survey, services identification, air quality assessment, arboriculture report, flood risk assessment
Gateway Approach	<ul style="list-style-type: none">• Project cannot proceed to next stage until key actions are complete:<ul style="list-style-type: none">- i.e. Build contract not let until vacant possession secured, planning in place, agreements to lease completed with key tenants

CONTRACTOR PROCUREMENT

Michael Morter, Associate, Potter Raper Partnership

General Approach

- Contract let on single stage design and build basis
- Successful tenderer will develop design from planning approved scheme through to completion
- Contract will be compliant with all end user requirements

Selection Process

- Full OJEU process, compliant with Public Contracts Regulations 2015
- Restricted procedure: pre-qualification process, with applicants assessed on the basis of capacity, financial standing, technical and professional ability
- Only shortlisted applicants invited to tender
- Tenders assessed on the basis of a set of weighted metrics, including:
 - Cost
 - Quality
 - Programme
 - Considerate contracting
 - Community engagement
 - Use of local labour and supply chain
 - Added value

BRAINTREE TOWN CENTRE REGENERATION

PRE-PLANNING PROGRAMME

Cabinet	14th May 2018
Council	4th June 2018
Planning Submission	End of June 2018
Commence Procurement	July 2018
Confirmation of Selected Contractor	January 2019
Let Build Contract	March 2019
Scheme Completion	May 2021

MANOR STREET REGENERATION

CABINET 14TH MAY 2018



INVESTING IN  YOUR FUTURE


Mid Essex
Clinical Commissioning Group



POTTER
RAPER
PARTNERSHIP

RPS


Braintree
District Council